DONNAWILSON
REALTOR®

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9737 117 Avenue
Grande Prairie, Alberta

MLS # A2159080

$299,900

Division:	Crystal Ridge
Type:	Residential/House
Style:	Bi-Level

Size:	1,005 sq.ft.	**Age:**	1974 (50 yrs old)
Beds:	4	**Baths:**	2

Garage:	Gravel Driveway, Off Street
Lot Size:	0.14 Acre
Lot Feat:	Back Yard

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions:	all light fixtures, all window coverings

You can finally become a homeowner! This affordable, charming home just hit the market and is ready for new owners. Situated on a quiet, mature street and conveniently located close to Superstore, The Prairie Mall, Daycares & much more! Everything is within walking distance. This Bi-Level is cute as a button and you can still add your own designs to it. The main floor has a generously sized living room and dining area which are perfect for any family! The kitchen is tucked away in a great spot and offers you stunning countertops and a view overlooking the backyard. There is a door beside the kitchen giving you access into the big backyard that even has a covered deck! Letting the dogs in and out will be an easy task now. Walking down the hallway you will notice multiple storage cupboards for storing your linins & toiletries. On the main floor you have a 3pc main bathroom with a beautiful grey vanity, 2 spare/kids’ rooms & the primary suite. The basement is 96% developed and gives you more space with a living area, storage space, a full bathroom, and a HUGE bedroom/rec room!! The backyard is fully fenced & well sized. Come and check out this gem today!